

## PUBLIC NOTICE

### **Maricopa Planning and Zoning Commission**

***Monday, November 24, 2008 at 6:00 pm***

**Global Water Center  
22590 N. Powers Parkway  
Maricopa, AZ 85238**

#### **1.0 Call to Order**

- 1.1 Invocation
- 1.2 Pledge of Allegiance

#### **2.0 Roll Call**

#### **3.0 Call to the Public**

*The procedures to follow if you address the Commission are:* Commission requests that you express your ideas in five minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.

#### **4.0 Minutes**

- 4.1 Approval of the November 10, 2008 Planning and Zoning Commission Meeting Minutes.

#### **5.0 Agenda Item**

- 5.1 **PUBLIC HEARING: General Plan Amendment GPA 08-03 ABCDW, LLC:** Seth Keeler on behalf of ABCDW, LLC is requesting a **Major General Plan Amendment to the City of Maricopa General Plan Future Land Use Plan**. This amendment is being requested for General Plan Future Land Use Designation change of 316.69 ± acres from **Medium Density Residential, High Density Residential and Commercial** to **Master Planned Community** to facilitate future residential, commercial and employment opportunities in this area. The site is located primarily south of Bowlin Road, east of Warren Road at the NWC of Farrell and Warren Roads within the City of Maricopa General Plan Area. More specifically the property is identified as Assessor's Parcel Number 510-69-009B0 and 510-69-010B7. The City of Maricopa General Plan designates the site as Medium Density Residential, High Density Residential and Commercial. The land owner is requesting that the City's General Plan Land Use designation, for the acreage specified, to be changed to a Master Planned Community (MPC). **Public Hearing, Discussion and Action.**
- 5.2 **PUBLIC HEARING: General Plan Amendment GPA 08-04 SUNSET MOUNTAIN:** Jackie Guthrie on behalf of Sunset Mountain Development Group, LLC and Palmco Properties, LLC is requesting a **Major General Plan Amendment to the City of Maricopa General Plan Future Land Use Plan**. This amendment is being requested for General Plan Future Land Use Designation change of 329 ± acres (approximately) from **Rural (R)** to a **Master Planned Community** to facilitate future residential and commercial



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opportunities in this area. The site is located primarily south of Smith–Enke Road, north of La Baranca Drive, east and west of Hidden Valley Road within the City of Maricopa General Plan Area. The property legal description is available for viewing at the Developments Services Department. The City of Maricopa General Plan designates the site as Rural (R) and allows 0-1 dwelling unit per acre. **Public Hearing, Discussion and Action.**

**5.3 PUBLIC HEARING: General Plan Amendment GPA 08-05 STAGELINE**

**SETTLEMENT:** Berens, Kozub & Kloberdanz PLC on behalf of Larry Hart is requesting a **Major General Plan Amendment to the City of Maricopa General Plan Future Land Use Plan.** This amendment is being requested for General Plan Future Land Use Designation change of 1,151 ± acres from **Low Density Residential, Medium Density Residential and Employment to Master Planned Community** to facilitate future residential, commercial and employment opportunities in this area. The site is located primarily south of Route 238, east of Rio Bravo Road (Hidden Valley), west of White Road, also a portion north of Route 238. within the City of Maricopa General Plan Area. More specifically the property is located in the South ½ of Sections 13, 14 and 15 and the North ½ of Section 23, Township 4 South, Range 2 East. The City of Maricopa General Plan designates the site as Medium Density Residential, Low Density Residential and Employment. The land owner is requesting that the City's General Plan Land Use designation, for the acreage specified, to be changed to Master Planned Community. **Public Hearing, Discussion and Action.**

**6.0 Report from Commission and/or Staff**

**7.0 Executive Session**

The Planning and Zoning Commission may go into executive session for purposes of obtaining legal advice from the City's attorney on any of the agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

**8.0 Adjournment**

**Note:** This meeting is open to the public. All interested persons are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review.

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***This notice was posted at City Hall, Maricopa High School, Maricopa Fire Department, and the City of Maricopa Post Office by Friday November 21, 2008 by 6:00 p.m.***

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